Box 19-A

Return To: Founders Title and Escrow, LLC
1912 21st Ave South
Nashville, TN 37212

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/06/06 11:52 3 pgs
Fees:18.00 Taxes:458.43
20060306-0025553

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $123,900.00.

Affiant

Subscribed and sworn to me on March 2, 2006.

NOTARY PUBLIC

BRENDA S. LANE NOTARY PUBLIC STATE OF TENNESSEE Exp. 5/23/06 DICKSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #21357

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Polly Joan Harris 7007 Lenox Village Dr., #D-5 Nashville, TN 37211	AmSouth Bank 2050 Parkway Ofc Circle Birmingham, AL 35244	172-12-D-035.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Corazon Chua, an unmarried woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Polly Joan Harris, unmarried, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. D-5 of Section One, The Town Center Homes at Lenox Village, of record as Instrument No. 20031120-0169460, and as Exhibit "B" of Instrument No. 20031212-0178492, Register's Office for Davidson County, Tennessee, a Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and to which reference is hereby made for a more complete description of said unit.
>
> Being the same property conveyed to Corazon Chua, an unmarried woman, by Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record as Instrument No. 20050127-0010250, Register's Office for Davidson County, Tennessee.
>
> The conveyance of the above-described parcel of land is subject to the following:
>
> 1. 2006 Davidson County taxes which have been prorated by the parties and assumed by the Grantee; and

2. Matters shown on plan of record of record as Instrument No. 20031120-0169460 and as Exhibit "B" to supplemental of record as Instrument No. 20031212-0178492, Register's Office for County, Tennessee; and
3. Charter of the Lenox Village Town Center Association, Inc., of record as Instrument No. 20031016-0153550, Register's Office for Davidson County, Tennessee; and
4. Master Deed Restrictions of record as Instrument No. 20020315-0032825, in said Register's Office and Supplemental Master Deed Restrictions of record as Instrument No. 20021226-0158459, in said Register's Office; and
5. Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record as Instrument No. 20020315-0032826 in said Register's Office, and Supplemental Declaration of Charter, Easements, Covenants and Restrictions of record as Instrument No. 20031212-0178492, in said Register's Office; and
6. Ingress/Egress Easement reserved in Instrument No. 20010103-0000902, in said Register's Office; and
7. Easement for sanitary sewer, water mains and appurtenances of record as Instrument No. 20011129-0130322, in said Register's Office; and
8. Storm Water Detention Agreement granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7361, page 230 and as Instrument No. 20020408-0042676, Register's Office for Davidson County, Tennessee; and
9. Charter of Lenox Village Neighborhood Association, Inc., of record as Instrument No. 20020412-0045831, Register's Office for Davidson County, Tennessee; and
10. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 7007 Lenox Village Drive, #D-5, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands on March 2nd, 2006.

Corazon Chua

By: Christina Tallent Her Attorney in Fact
Christina Tallent, Her Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CHRISTINA TALLENT**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **CORAZON CHUA**, as her Attorney in Fact, as the free act and deed of the within named **CORAZON CHUA**. Witness my hand and official seal this 2nd day of March, 2006.



NOTARY PUBLIC
AT LARGE
Jeremy H. Cherry
My Commission Expires
May 30, 2007
STATE OF TENNESSEE

Notary Public